



## **Town of Halfmoon Planning Board Agenda**

**April 27, 2015 – 7:00 pm**

### **DECISIONS**

**Planning Board Workshop – Open to the Public – Conference Room – 6:00 pm**

**Minutes – April 13, 2015 - APPROVED**

#### **Public Hearing:**

**15.017 Subdivision of 80 Vosburgh Road, 80 Vosburgh Road- Minor Subdivision**

TABLED. The Public Hearing was continued, any in attendance were invited to speak and a written letter was received and accepted by the Board. The Board adjourned the hearing until the next meeting.

#### **New Business:**

**15.036 Education Center, Halfmoon Heights Mobile Home Park - Amendment to Site Plan**

TABLED. The Board received a presentation from the applicant regarding the request to construct a 1,700 sq.ft. education center building, proposed to provide a Head Start program, a Latino Outreach Program, and a food pantry. The Board raised questions regarding the services and operation of the center. The Board tabled the request until a representative from the program can be present.

**15.045 DGW Building & Concrete, 1604 Route 9 (Shamrock Plaza)- Change of Use/Tenant & Sign**

APPROVED. The Board approved the request to use the existing building (formerly Center for Security) for a retail decorative concrete showroom and sales office, and to install building and plaza signage, with the following conditions: (1) no outside storage or display; and, (2) a maximum five tenant/employee vehicles/trailers shall be allowed on-site at any given time.

**15.046 Amerivape Smoke Shop, 1602 Route 9 (Shamrock Plaza)- Change of Use/Tenant & Sign**

APPROVED. The Board approved the request to use the existing building space (formerly approved for Cutting Edge barbershop) for a retail smoke shop, and to install building and plaza signage, with the following conditions: (1) no smoking shall be permitted inside the building; and, (2) only signage as submitted with the application may be installed.

**15.047 Saratoga Hospital, 453 Route 146 (Parkford Square) - Change of Use/Tenant**

APPROVED. The Board approved the request to use and occupy approximately 4,700 sq.ft. of the existing 12,000 sq.ft. building for a primary care medical office and laboratory draw station.

**15.048 Maintain Consulting and Inspection Services, LLC, 46 Upper Newtown Road- In-Home Occupation**

TABLED. The applicant failed to appear.

**15.051 John W. Danforth Company, 5 Liebich Lane - Change of Use/Tenant**

APPROVED. The Board approved the request to occupy and use the existing 60,000 sq.ft. building to fabricate sheet metal and pipe and for warehouse space, with the following conditions: (1) all fabrication work shall be inside the building; (2) any outside storage/staging shall be on the west side of the building; and, (3) all deliveries and related truck traffic shall enter/exit Liebich Lane from Route 9.

**15.050 Garden Time Inc., 1467 Route 9 - Addition to Site Plan**

TABLED. The Board tabled the request pending compliance by the applicant with the last approved Site Plan.

**15.049 Cromwell Emergency Vehicles, 3A Rexford Way (Bast Hatfield) - Change of Use/Tenant**

APPROVED. The Board approved the request to allow minor repairs and modifications of emergency vehicles to be conducted at the facility, with the following conditions: (1) the expanded use of the site for repairs shall only include the modification of suspensions and no major repairs or oil changes shall be permitted; and, (2) only two additional vehicles beyond the prior-approved number shall be permitted to be stored on site.

**Old Business:****15.040 PKG Properties, LLC, 1425 Crescent Vischer Ferry - Amendment to Site Plan**

APPROVED. The Board approved the request to construct a 672 sq.ft. garage/shed.

**15.032 Plant Road Estates PDD, Plant Road - Amendment to Site Plan**

TABLED. The applicant presented a revised site plan, seeking a 10 foot reduction in the 25 ft. minimum side yard building separation, resulting in a 15 ft. minimum separation. Board members suggested the applicant consider a 16 ft. minimum building separation, with a minimum 4 ft. side yard property line setback.

**15.029 Wal-Mart Seasonal Storage, 1549 Route 9 - Change of Use/Tenant**

APPROVED. The Board approved the outside seasonal storage/display request with the following conditions: (1) All plants stored and displayed shall be consolidated and removed by July 31, 2015; (2) All dead/dying trees on the Rt. 9 and Plant Road areas of the site shall be replaced by June 1, 2015; and (3) A revised plan shall be submitted indicating the location of all outside seasonal storage/display products.

**The Next Planning Board Meeting will be Monday  
May 11, 2015**